

**Rancho Viejo South Community Association
Board of Directors Meeting
October 17, 2006**

Minutes

Members present:

Isaac Pino, Dee Witherspoon, Bruce Thompson

Members absent: Patrick Thomas, Thomas Berner

Others in Attendance: 2 residents; Connie Donnell, Community Manager; Stephanie Fee, CCMC Regional VP, LeAnne Rodriguez, Administrative Assistant

Call to Order

Mr. Pino called the meeting to order at 9:05 a.m. in the Board Room at 55 Canada del Rancho. The quorum was verified.

1. Approval of minutes for Regular Meeting held on July 18, 2006

- **MOTION:** Mrs. Witherspoon motioned to accept the minutes for the regular meeting held July 18, 2006. Mr. Thompson seconded the motion.

Motion passed unanimously

2. Acceptance of Financials

September 2006

- **MOTION:** Mr. Thompson motioned to accept the September 2006 financials. Mrs. Witherspoon seconded the motion.

Motion passed unanimously.

3. Old Business

Review and Adopt estate Lot Guidelines

- **MOTION:** Mr. Thompson motioned to adopt the Estate Lot Guidelines with the adoption date showing October 17, 2006. Mrs. Witherspoon seconded the motion.

Motion passed unanimously.

- Discussion: Ms. Donnell expressed that solar energy might need to be addressed in the future. Board decided for now solar energy can be reviewed on an as needed basis. Mr. Thompson would like all guidelines dated.

Review and Adopt Homeowners Guidelines

- **MOTION:** Mrs. Witherspoon motioned to adopt the Homeowner Rules & Regulations for the South Association with any necessary changes. Mr. Thompson seconded the motion.

Motion passed unanimously.

4. New Business

Approval of Windmill Ridge Unit 2 Landscaping Contract

- **Motion:** Mr. Thompson motioned to approve Landscaping Contract with the provision that the contractor remove the 1st sentence under Collection Costs on page 4 of the contract. Mrs. Witherspoon seconded the motion.

Motion passed unanimously.

- Discussion: Ms. Donnell advised the board that this is a renewal contract with a four percent increase.

Approval of 2007 Budget

- **Motion:** Mrs. Witherspoon motioned to accept the 2007 Budget with the correction of line 0758. Mr. Thompson seconded the motion.
Motion passed unanimously.
 - Discussion: Mr. Pino would like to change line 0758 water-irrigation to \$2500 total. Mr. Thompson thought that if the reserve on the Townhomes is handled separately than it should be listed as an expense not a debit.

Approval of Annual Meeting Mailing

- **Motion:** Mr. Thompson motioned to approve the mailing with the provision that the 2006 Annual Meeting will be held at 6:30pm. Mrs. Witherspoon seconded the motion.
Motion passed unanimously.

Town Home Inspections

- **Motion:** Mrs. Witherspoon motioned to accept the proposal at \$40 (plus tax) per Townhome and enter into a contract with Mr. Walter Drew. Mr. Thompson seconded the motion.
Motion passed unanimously

Adding Homeowner Members to the DRC

- **Motion:** Mr. Thompson motion to accept the two (2) homeowners as part of the Design Review Committee (DRC). Therefore the committee will be two (2) Homeowners and three (3) developer members. Mrs. Witherspoon seconded the motion.
Motion passed unanimously

Director Thompson asked for an explanation of why the income of the RV lots goes to the North Association. Mr. Pino explained that the easement was originally granted to the Master Association which has since become the North Association.

The meeting was adjourned at 10:25 a.m.

Approved:

_____ Date _____